138.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,141,600 / 1,141,600
					USE VALUE:	1,141,600 / 1,141,600
					ASSESSED:	1,141,600 / 1,141,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		HILLSDALE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOYER WILLIAM D/AMY E
Owner 2:	
Owner 3:	
Street 1:	49 HILLSDALE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SIMOLARIS KATHLEEN -
Owner 2:	-
Street 1:	49 HILLSDALE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,091 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1936, having primarily Wood Shingle Exterior and 2717 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10091.000	490,700	400	650,500	1,141,600
Total Card	0.232	490,700	400	650,500	1,141,600
Total Parcel	0.232	490,700	400	650,500	1,141,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 420.19 | /Parcel: 420.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	88531
GIS Ref	
GIS Ref	
Insp Date	10/21/17

!10675!

PREVIOUS ASSESSMENT

Parcel ID: 138.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	490,800	400	10,091.	650,500	1,141,700	1,141,700	Year End Roll	12/18/2019
2019	101	FV	392,600	400	10,091.	686,600	1,079,600	1,079,600	Year End Roll	1/3/2019
2018	101	FV	392,600	400	10,091.	505,900	898,900	898,900	Year End Roll	12/20/2017
2017	101	FV	392,100	400	10,091.	484,200	876,700	876,700	Year End Roll	1/3/2017
2016	101	FV	392,100	400	10,091.	448,100	840,600	840,600	Year End	1/4/2016
2015	101	FV	350,000	400	10,091.	375,800	726,200	726,200	Year End Roll	12/11/2014
2014	101	FV	350,000	400	10,091.	367,100	717,500	717,500	Year End Roll	12/16/2013
2013	101	FV	306,100	400	10,091.	349,800	656,300	656,300		12/13/2012

PRINT

Date	Time
12/11/20	00:57:32

LAST REV

Date	Time
01/18/18	10:22:21
apro	
10675	

USER DEFINED

Prior Id # 1:	88531
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SIMOLARIS KATHL	49184-505		3/28/2007		625,000	No	No		
MC CORMACK NORA	47937-472		8/3/2006	Family	1	No	No		
	10303-254		7/1/1963			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/5/2012	706	Addition	125,100	C				7X21 2 STORY REAR
9/22/2006	802	Manual	3,000					repair sill damage

ACTIVITY INFORMATION

Date	Result	By	Name
10/21/2017	Inspected	HS	Hanne S
9/29/2017	MEAS&NOTICE	HS	Hanne S
6/19/2013	Info Fm Prmt	BR	B Rossignol
7/19/2012	Info Fm Prmt	BR	B Rossignol
12/3/2008	MLS	MM	Mary M
11/22/2008	Meas/Inspect	201	PATRIOT
5/21/2007	MLS	HC	Helen Chinal
11/10/1999	Meas/Inspect	263	PATRIOT
8/6/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10091		Sq. Ft.	Site		0	90.	0.72	10									650,455						650,500	

Total AC/HA: 0.23166 | Total SF/SM: 10091 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 650,455 | Spl Credit | Total: 650,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	10	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.03647697
Const Adj.:	0.98889923
Adj $ / SQ:	128.121
Other Features:	128500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	550072
Depreciation:	59408
Depreciated Total:	490664

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

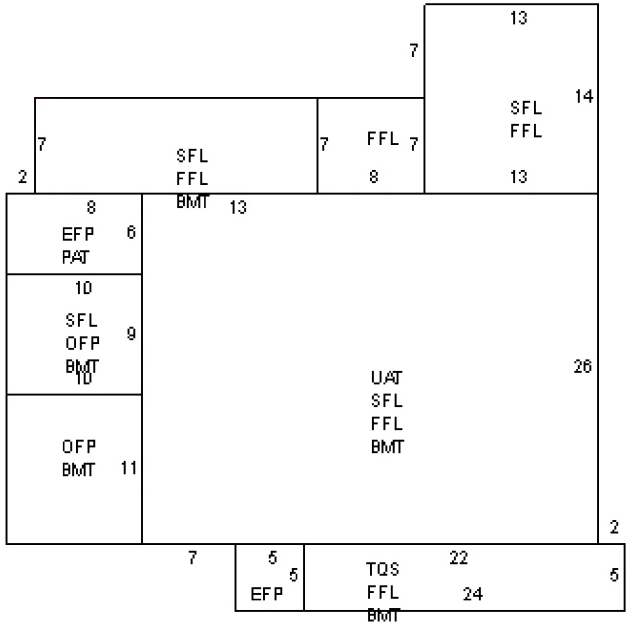
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	128.12
Special Features:	0	Val/Su Net:	105.89
Final Total:	490700	Val/Su SzAd	180.61

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,389	128.120	177,961
BMT	Basement	1,351	38.440	51,928
SFL	Second Floor	1,238	128.120	158,595
UAT	Upper Attic	221	51.250	11,326
OFP	Open Porch	200	24.480	4,895
TQS	3/4 Story	90	128.120	11,531
EFP	Enclos Porch	85	58.600	4,981
PAT	Patio	60	5.930	356
	Net Sketched Area:	4,634	Total:	421,573
Size Ad	2716.8499	Gross Are	5392	FinArea 2717

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

138.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	220	A	FR	1950	3.95	T	51	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400